

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/100 Diamond Creek Road, Greensborough Vic 3088
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$850,000

 &

\$920,000

Median sale price

Median price

\$707,500

 Property Type

Unit

 Suburb

Greensborough

Period - From

01/04/2023

 to

30/06/2023

 Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/181 Mountain View Rd GREENSBOROUGH 3088	\$894,500	01/09/2023
2	2/6 Warwick Rd GREENSBOROUGH 3088	\$860,000	21/06/2023
3	5/262 St Helena Rd ST HELENA 3088	\$768,500	20/04/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/09/2023 10:11



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median Unit Price

June quarter 2023: \$707,500

Comparable Properties



1/181 Mountain View Rd GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$894,500

Method: Sold Before Auction

Date: 01/09/2023

Property Type: Townhouse (Res)

Land Size: 361 sqm approx



2/6 Warwick Rd GREENSBOROUGH 3088 (REI/VG)

Agent Comments

3 2 1

Price: \$860,000

Method: Private Sale

Date: 21/06/2023

Rooms: 7

Property Type: Unit

Land Size: 223 sqm approx

5/262 St Helena Rd ST HELENA 3088 (REI/VG)

Agent Comments

3 2 2

Price: \$768,500

Method: Private Sale

Date: 20/04/2023

Property Type: Unit

Account - Barry Plant | P: (03) 9431 1243